AT LAST!

JERE. JOHNSON, JR. CO.,

PIONEERS. LEADERS. RELIABILITY. FAIR DEALING.

No Interest. No Commissions to Agents.

TITLES INSURED

BY TITLE GUARANTEE AND TRUST COMPANY,

Free Transportation for One Year

To and from Your Business in New York or Brooklyn, to All Building Within a Certain Length of Time.

10% DISCOUNT on All Sums Paid Over and Above Regular Payments.

Any person visiting Effingham Park will have his car fare down refunded and will receive a return ticket at the office on the property.

Highest Ground in the Ward.



GRAND OPENING. SATURDAY, OCTOBER EFFINGHAM PARK

(86th St. and Avenue U),

31st Ward, Borough of Brooklyn, City of New York.

AT LAST! JERE JOHNSON, JR. Co.,

The First to Introduce in Kings County the

System of Selling Lots on Instalments.

NO AGENTS. BUY FROM FIRST HANDS. MODERATE RESTRICTIONS.

You Step from One Trolley Line of the Brooklyn Heights R. R. Co. Right on to the Property, and Another Takes You within Two Blocks.

> About One-Half of the Lots Front on Ave. U and 86th Street, Broad, Macadamized Avenues, and the Other, Streets Are Made to the Grade Established by the City.

> Splendid Surroundings, Churches, Stores, Schools and Engine Co. All Improvements at Hand. Water on property.

Near the Bay. Beautiful Views.

Choice Lots from \$100.

On all Lots costing \$200 or less; on all lots over \$200, One Dollar Down and One-Half of One Per Cent a Week.

NO INTEREST. NO COMMISSIONS TO AGENTS. NO NUISANCES. AVENUE U AND 86TH STREET SPLENDIDLY MACADAMIZED. OTHER STREETS ON GRADE 5 CENT FARE FROM PARK ROW, or ANY PART OF BROOKLYN, by the "SEA BEACH" TROLLEY ROUTE OF THE BROOKLYN HEIGHTS R. R. CO. FROM PARK ROW, Manhattan, and Fulton Ferry, Brooklyn, via Fulton St., Flatbush Ave. and 3d Ave.; also via Court St., Hamilton Ave. and 3d Ave.; also from 39th St. Ferry via 2d and 3d Aves. Transfers from all parts of Brooklyn.

GET OFF AT AVENUE U, RIGHT ON THE PROPERTY; OR THE BENSONHURST LINE OF THE SAME COMPANY FROM PARK ROW, MANHATTAN AND FULTON FERRY, BROOKLYN,

Via Fulton St., Flatbush Ave. and Third Ave. Transfers from all parts of Brooklyn. GET OFF AT 86TH ST. AND YOU ARE WITHIN TWO SHORT BLOCKS OF THE PROPERTY. This line passes through the best parts of Bensonhursteen

THERE ARE ONLY 325 LOTS AT EFFINGHAM PARK,

So Don't Wait for the Opening, but Go at Once, Any Time, and Have Your Pick. Salesmen Always on Hand. JERE. JOHNSON, JR. CO., 169 Broadway, N. Y., 189 Montague Street, Brooklyn.

Real Estate at Auction. JAS. L. BRUMLEY, AUCTIONEER.

Saturday, October 15, 1898,

Lots,

Including 8 Dwellings,

Great Chance for Homeseekers and Investors. serty within 40 minutes from New York and nutes from Newark, viz M & E. Brunch of & W. B. R. East Oranne station of the R. R. within 5 minutes walk of property offer lines within a short distance, furnish-ment communication with Versia.

75 Per Cent Can Remain on Mortgage FOR 1, 2 OR 3 YEARS AT 452 PER CENT

Lunch and Music in Tent on Day of Sale.

WM. M. RYAN, Auctioneer, Saturday, October 29, at 1:30 P. M., At Edgewater, Bergen Co., N. J., on parisade heights opposite here by order of executors of instate of inspectation in the base of all the same of the 150-Choice Building Lots-150 lators

Westchester County.

Real Estate at Auction. EXECUTORS' SALE

HUGH FREEL, Esq., Sole Executor

Fuesday, Oct. 18, 1898, 12 o'Clock, Noon. Splendid Investment Property equalition: chainer for building special day East 121st st. indeed what they must be from the Nos. 132, 134, 136 UNION ST., Consisting of Stores and Dwellings, Well Rented, Paying Good Income,

Particulars of Williamson & Reynolds,

Attorneys for Executors, 26 Court st., Brooklyn.

Real Estate.

TO PERSONS

and cottages in Brooklyn, Queens, minutes night and day.

P. D. Box 2907, New York City.

WORKMEN'S SYNDICATE. FOPULAR BANKING ASS'N, 32 Broadway, City. These houses are all right. Can be

RENT PAYS FOR HOME.

OF WIRE NEW YORK RENT PURCHASE SO-

Real Estate For Sale or To Let.

Westchester County.

On city and surbarban real estate, first or second more ages; interest low as 4 per centil offer most liberal plan in existence, make specially of loans for purpose of paying interest, taxes, stop for the control of the co

Real Estate For Sale or To Let. Borough of Bronx.

lance on easy terms, will buy a three-cosy frame the silt and modern improvements; on good arouse forther, 150th st. Westernster are 177th st. 190th 12-story artic: 378 East 177th st. 28 that 128 st. 1878 st. 1

Borough of Bronx.

Sale Positive to Highest Bidder. Best Built House north of the Harlem River, we can William P. Rae Co., Auctioneers, sell, with immediate possession, for

monthly payments of \$36.39, same

DESCRIPTION—Your choice of several, all new three works, with ceilar, Philhdelpais pressed brick and simple front; inselvood trimmings, thed buthroom and verybule, interior deveraging to the buthroom and verybule, interior deveraging for building, islumbers and hunsectors given with each bouse, together with guarantee that everything about them is first-class.

Boston ave, and Elerated Station; steam nest and all latest improvements: \$550 cash and \$34.40 monthly.

A bargain in one-family house, \$860 cash and \$22.50 monthly.

This is an opportunity we do not hesitate to personally recommend.

We have bought over four million dollars' worth of homes for clients.

BARGAIN—Must be sold: Lafayette ave., near least testing and barn; price \$4,000; beat offer takes the house; \$3,500 can remain at 5 per client of \$570, sell for \$5,500; easy terms; chance to make money quick. Usil, THOMAS PAYNE, 96 Broadway, Manbattan. Bona-de HOME SEERERS avoid paying speculators profits by registering with Co-operative Syndones, though which lots are acquired at acresse and ought to know our business.

BARGAIN—Safory house, with store; foll lot lots are acquired at acresse and ought to know our business.

BARGAIN—Safory house, with store; foll lot lots are acquired at acresse and ought to know our business.

> seen on Sundays. NEW YORK BUILDING-LOAN BANKING COMPANY,

111 5th Ave., New York. A NEW brick and stone owelling, which exence be dispressed for \$1,000 more than the price asked [166]; st. and Dawson st., three blocks east of Westheeter ava. GEO. F. JOHNSON & SONS, swares and builders. Money to Loan in Any Amount wards, with boilding loans. Lettuer & Marks, 3d and Wendorse area.

Borough of Brooklyn.

and 6th aves. City and harbor both 23d and within your vision. On account of the elevation an exceedingly healthful place—easily reached by a five Cent fare from New York side—good judge what they must be from the

following FEATURES

Three years from now these houses. Situated at Tremont, Borough of any one of them, will be worth twenty the Bronx, one block from the Har- per cent more than its price to-day. lem Railroad, three from elevated, They will be a good investment as WITH STEADY INCOMES. one from trolley; cars every few well as charming home for somebody. It cannot possibly be otherwise. ALL OPEN DAY AND EVENING TILL DISPOSED OF

NEW YORK BUILDING-LOAN BANKING COMPANY, 111 5th Ave., New York.

N. W. Corner 5th Ave. and 55th St., Brooklyn.

Borough of Brooklyn,

VIEW Inspect Waldron's Houses

\$100 CASH DOWN

FLATBUSH. WINTHROP ST. BETWEEN ROGERS NOSTRAND AVES.

\$2,000 SAVED ON THIS.

NO HUMBUG.

Bargains of All Descriptions. BROOKLYN-Two-family cottage; has to be old; owner leaving country, LINDBLAD, 381 2d

AT BAY RIDGE.

Real Estate For Sale or To Let Real Estate for Sale or to Let. Borough of Brooklyn.

> John H. Vanderveer Co. CITY LOTS AT FARM PRICES,

> adjoining the famous Eastern

\$300 and Upward 25x100 feet.

This property is right in the centre of Brooklyn and not in the country. Only 28 minutes to the Bridge,

Easy Monthly Payments, WITHOUT INTEREST. These Lots are situated on Doug-

lass, Ames and Amboy sts. and Hopkinson ave., at the junction of the Eastern Parkway and Saratoga ave. Take Douglass or Bergen st. cars at the New York of of the Brooklyn Bridge, direct to the property. From Broadway Perry take Raiph ave. car to touglass the winch is two blocks from the property. One sign at this corner will direct you. Or take Raips County Elevated road to Saratoga ye. Our sign on fruce at foot of "L" stairs will

OFFICE ON PROPERTY. Open Every Day, Sundays Included

LOOK AT MY TWENTY (20) TWO-STORY
AND BASEMENT HOUSES
on Midwood st. near Firstbish ave.,
FLATHUSH.
location in the city, Lefferts estate, near
k entrance to Prospect Park; restricted land;
a brick romits; stone ttimming, box stone;
slumbing; tiled baths; hardwood trim through-Price, \$7,250; terms to suit. WILLIAM A. A. BROWN, 691 Fintbush ave.

TWO-FAMILY HOUSES Pacific st., near Brooklyn ave.,

\$500 DOWN, \$25 MONTH

A GENUINE BARGAIN.

DON'T PAY any more tent; buy one of those power of those houses on 55th st.; yery cast torus.

MOODY & CO., 189 Montague at.

Borough of Brooklyn.



\$10 MONTHLY ale, near "L" station examine before pur-ing elsewhere. ALEXANDER & AUSTIN, ders. 1779 Brondway. Chaunces at. station on "L." Open Sundays and evenings.

Real Estate Wanted. OWNERS.

Send me what property you have for sale, for rent or to exchange 20 years reference for homeary and reliability. JOHN DONNELLY, 1943 Fulton at, Brooklyn,

ALL KINDS of businesses, houses, lots and farms; will sell. KAHN CO., 212 East 14th at. HOUSE, faw acrest rent, purchase, privilege; ow, easy terms; full particulars. EGGS, box 62, cornal.

WILL SELL any business houses, lots, farnis; b advertisement charged. WAGNER, 23 Trying lace. New York.

WANTED TO BUY OR LEASE Tenements in Italian districts CHARLES FARUOLO & CO., 200 Grand et.

Real Estate to Exchange.